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# For Sale

Asking Price: €1,550,000

Sherry FitzGerald



Sherry FitzGerald

#### NEGOTIATOR

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#### MORTGAGE ADVICE

For mortgage advice talk to  
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Velden, 54 Waltham Terrace,  
Blackrock, Co, Dublin, A94 X7V0

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

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Velden, 54 Waltham Terrace is a charming four-bedroom, detached family home located off Mount Merrion Avenue with wonderfully appointed living and bedroom accommodation of generous room proportions and measures 190sq.m. / 2,045sq.ft approx. and it also benefits from a large attic room and bathroom which measures a further 23sq.m.

The property comes with a large and mature southeast facing rear garden which basks in all day sunshine. The garden is utterly private and a real haven to relax and there is a sizeable front garden with a large lawn and access to the rear garden through a gated side passage.

Internally this delightful property offers considerable charm and occupies an enviable position at the end of this extremely quiet and peaceful cul de sac, in the heart of Blackrock. The property has very well proportioned rooms which all benefit from its sunny position. It has been newly painted with new carpets fitted throughout and has huge potential to be extended subject to planning.

To the front, it features good off-street parking for 2/3 cars and a wonderful rear garden laid mainly in mature lawn with a large decked and a patio area. The property will be of great appeal to those currently living in the area looking to trade up to a spacious family home, or those looking to move to one of Dublin's most vibrant and increasingly popular locations close to the sea.

Situated within walking distance of Blackrock's main street and a host of amenities, including it's two shopping centres, a variety of restaurants and bars, excellent schools, colleges,

and public transport. Blackrock's DART station ensures access to the city centre. The Quality Bus Corridor on the N11 Stillorgan Road is also a short walking distance from the property.

Within walking distance are some of Dublin's premier schools such as Blackrock College, St. Andrews, Sion Hill, Coláiste Íosagáin, Carysfort National School, St Philip and St James School and Booterstown National School. There is also a wealth of leisure facilities in the area with Blackrock Lawn Tennis club on the doorstep as well as golf, sailing, tennis, rugby clubs and cinemas all within close proximity.

Early viewing is recommended!



#### ACCOMMODATION

**Hallway** Lovely wide, bright hallway, two large windows on either side of the hall door. Laminate flooring, centre light and wall lights, coving, doors to all rooms on ground floor.

**Living Room** Large bright room to the front with laminate flooring, marble fireplace with gas inset fire, centre rose, ceiling coving, large window overlooking the front. Door to Family Room Lovely large room with laminate flooring, sliding doors lead to a raised decked area, ideal to enjoy the sunshine. **Bathroom** Modern bathroom with bath, shower unit, wash hand basin and wc, partially tiled with tiled floor and frosted window. **Dining Room / Lounge** Another good reception area with nearly a full glazed wall overlooking the wonderful rear garden with banquette seating and dining area. Wooden panelled feature ceiling. Gas fire with fireplace and black granite hearth. Built in storage. Vinyl flooring.

**Kitchen** With good range of wall and floor units providing excellent storage, provision for all appliances, sink unit, window and door to side passage leading to utility room and garden. **Guest WC** With wc and wash hand basin.

**Landing** Stairs leading to first floor with beautiful stained glass window allowing light to flood to both ground and first floor. Hot press on the landing

**Bedroom 1** Large double bedroom to the front with new carpet and good range of built in wardrobes and large hot press with new water cylinder.

**Bedroom 2** Large double bedroom to the rear with new carpet and built in wardrobes.

**Bedroom 3** Double bedroom to the rear with window overlooking the rear garden.

**Bedroom 4** Spacious single bedroom to the front with window overlooking the front garden.

**Bathroom** Fully tiled with bath, wash hand basin and wc.

**Top Floor** Stairs to top floor. Lovely bright landing area with window, large under eaves storage.

**Attic Room** Large room with lovely aspect over the rear garden ideal for many uses.

**Bathroom** Fully tiled with bath, shower, wash hand basin and wc.

#### SPECIAL FEATURES

- Charming 1960's-built home 190sqm plus 23sqm on top floor
- Quiet cul de sac location in Blackrock
- Private rear garden
- Garage and utility to side
- Close to all amenities and transport links
- Ample off-street parking
- Potential for 1/2 storey extension subject to PP
- GFCH

#### BER

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Energy Performance Indicator: 388.35 kWh/m2/yr

